



**King County**

**Department of Permitting  
and Environmental Review**

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[www.kingcounty.gov](http://www.kingcounty.gov)

R06 Web date: 01/01/2015

## **Residential Building Permits: Fees and Cost Factors**

For alternate formats, call 206-296-6600.

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### **How much will my residential building permit cost?**

Fees associated with residential building permits issued by the Department of Permitting and Environmental Review (Permitting) for unincorporated King County depend upon

- the type of permit
- the size of the project
- the scope of the project
- site issues, including drainage and critical areas.

The Department of Permitting also serves as a “pass-through” agency for other agencies and collects mitigation fees for schools and roads for new residences. Permitting fees are based on the latest fee ordinance adopted by the King County Council and are subject to change.

More about estimating fees for Permitting is online at the Permitting Web site, [www.kingcounty.gov/permits](http://www.kingcounty.gov/permits), or please contact the Permitting Customer Service Center at 206-296-6600.

The following information should help customers determine which fees may apply to a particular project.

1. **Building plan review and inspection fees** are determined by the new square footage of the project. Applicants are required to submit the fee for plan review at intake; inspection fees are due at the time of permit issuance.
2. **Site engineering or critical area review and inspection fees** are required on all new residences proposing over 2,000 square feet of impervious surface or if other site-related issues/conditions are present, such as critical areas either on the project site or on an adjacent property.
3. **Other potential fees** include clearing/grading, shoreline, flood hazard, or forest practice review, and fire sprinkler installation review and inspection.
4. **Sewers and septic systems.** New residences not serviced by sewers must begin the process by obtaining a Critical Areas Designation prior to submitting to the Public Health Department for a new on-site sewage (septic). Please refer to Customer Information Bulletin #21, *Critical Areas Review*, for more information. Improvements on properties serviced by an existing septic system are also required to be reviewed and approved by Public Health prior to the issuance of a permit. The current Public Health fee for this review is \$451. Applicants may apply directly to Public Health or the fee can be included in their building permit process. Review fees are due at intake.
5. **School impact fees** are assessed at the time of permit intake for all new residential dwelling units. Replacement residences are exempt from this fee for three years. In addition to the school impact fee, a nonrefundable administrative fee of \$13 per dwelling unit is charged to those projects subject to a school impact fee and these fees are collected at permit issuance. Please refer to Customer Information Bulletin #46, *School Impact Mitigation Measures*, for a list of school districts and their impact fees. School impact fees are updated annually and are adopted by ordinance.

6. **Road MPS (Mitigated Payment System) fees** are also assessed at intake for all new residences. There are over 450 MPS zones within unincorporated King County. Customers can determine their MPS zone by using Parcel Viewer or iMAP (King County's online property search tools at [http://your.kingcounty.gov/gis/Mapportal/iMAP\\_main.htm](http://your.kingcounty.gov/gis/Mapportal/iMAP_main.htm)) to locate their property and then the property's Districts Report where the Roads MPS Zone is listed. To find the fee per zone, go online to <http://your.kingcounty.gov/kcdot/roads/planning/mps/feeschedule.cfm>. Road MPS fees and an associated \$34 administrative fee are due at permit issuance.